



RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3018230

Address: 3860 Bridge Way North

Applicant: Kevin O’Leary, KO Architecture

Date of Meeting: Monday, April 11, 2016

Board Members Present: Ivana Begley (Chair)
Eric Blank
Julia Levitt
Blake Williams

Board Members Absent: Laura Lenss

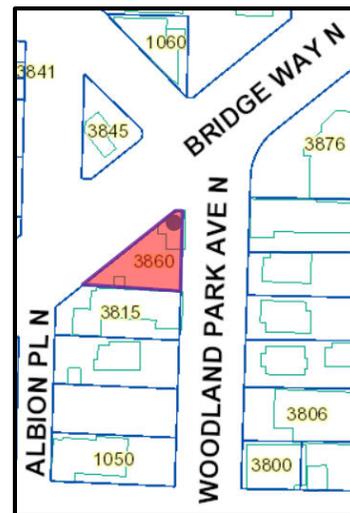
SDCI Staff Present: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Commercial 1 (C1-40)

Nearby Zones: (North) Neighborhood Commercial 2 (NC2-40)
(South) C1-40
(East) C1-40
(West) Lowrise 3 (LR3)

Lot Area: 4,784 square feet (sq. ft.)



Current Development:

The triangular-shaped site contains a one-story commercial office building, billboard sign and a paved surface parking area.

Surrounding Development and Neighborhood Character:

Surrounding development includes a mix of low and mid-rise apartments, mixed-use (commercial/residential) developments, and a variety of commercial (retail, office, and restaurant) businesses. Immediately to the west, across the street from the subject site, are apartments and a restaurant. The property across the street, north of the project site is a restaurant. An office building and a mixed-use building currently being constructed (8301 Stone Way North) is across the street, east of the project site. A four-story commercial/residential building with parking garage access adjacent to the southernmost shared property line is south of the subject site.

This corner site is located within the Fremont Hub Urban Village and sited on the northern edge of the C1-40 zone. The project site is situated on the south side of Bridge Way North and the west side of Woodland Park Avenue. The general character of this block as it continues south along Woodland Park Avenue North is more commercial at street-level with some residential at upper levels. The character on this same block heading west along Bridge Way North has a more residential character.

The neighborhood is evolving. Area amenities north of the site include Woodland Park and Zoo; and Green Lake Park. The Aurora Avenue North arterial (SR 99) is located four blocks west of the subject property.

Access:

Vehicular access to the project site is possible from both Woodland Park Avenue North and Bridge Way North.

Environmentally Critical Areas:

The site's topography is characterized as the elevation from street frontage along Bridge Way North sloping downward to the east, then leveling out resulting in an elevation change of approximately 9'. There are no Environmentally Critical Areas (ECAs) mapped on the site.

PROJECT DESCRIPTION

The proposal includes a five-story structure consisting of approximately 19 residential units above commercial (2,883 square feet of restaurant/retail). No parking is proposed to be provided onsite. The existing structures will be removed.

EARLY DESIGN GUIDANCE April 13, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3018230) at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

Three alternative design schemes were presented to the Board. Additionally, the architect's presentation included information (design guideline responses) that was not included in the EDG design packets initially provided to the Board. The project team's design goals were to construct a commercial/residential development that would maximize the triangular-shaped lot configuration; respectfully acknowledge the mixed-use development to the south; design all street-facing building facades to appropriately respond to the strong vehicular-oriented street edge along Bridge Way North and a calmer pedestrian street edge along Woodland Park Avenue North. All three options included a five-story structure with 18 residential units and upper-level outdoor residential amenity spaces above five ground-related live-work units/residential lobby/service and bicycle storage areas.

The first scheme (Option 1) was a "v-shaped" massing option that was identified as a code compliant design. This option included more ground-level landscaped spaces at the building's corners.

The second scheme (Option 2) illustrated four rectangular modules stacked in a stepping downward fashion above a triangular-shaped one-story base. In this scheme, the rectangular bars extended beyond the base and no ground-level landscape space was provided. Code departures from street-level commercial depth standards and commercial floor to floor heights requirements would be necessary for this design.

The third and "applicant preferred" scheme (Option 3) was a massing option similar to the second scheme with the exception that this scheme illustrated the vertical modulation extending to the base along the Woodland Park Avenue North street edge. This scheme would also necessitate code departures from street-level commercial depth standards and commercial floor to floor height requirements.

PUBLIC COMMENT

Members of the public attended this Early Design Guidance Review meeting. The following comments, issues and concerns were raised:

- Concerned that the building façade facing Bridge Way North appeared too massive.
- Voiced support of the design concept and commented that the design is very interesting.
- Appreciated that the presented design schemes pushed the upper building mass away from the mixed-use development to the south.

RECOMMENDATION April 11, 2016

The design packet includes materials presented at the Recommendation meeting, and is available online by entering the project number (3018230) at this website:
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PUBLIC COMMENT

Members of the public attended this Recommendation meeting. The following comments, issues and concerns were raised:

- Appreciated that the final design includes sustainable design features (green roof/solar panels).
- Voiced concern that the project does not include onsite parking.
- Discouraged the removal of onsite trees and street trees.
- Requested that stormwater collection be addressed appropriately for the built design.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines (as applicable) of highest priority for this project.

EARLY DESIGN GUIDANCE April 13, 2015

1. **Design Concept and Massing:** The design and siting pattern of the new commercial/residential development should respond to specific site conditions, be oriented to the corner, contribute to the evolving architectural character of neighboring mixed-use developments, and respect adjacent properties.
 - a. The Board voiced strong support for the preferred design scheme Option 3 and proposed that design scheme Option 3 move forward to Master Use Permit (MUP) submittal with the following guidance:
 - i. The Board appreciated how the proposed massing set back from the south property line respectfully responded to the neighboring mixed-use property to the south. The Board encouraged the inclusion of fenestration to the structure's upper-level south facades in order to provide natural light to those residential units facing south. At the Recommendation meeting, the Board expects to review an elevation view that demonstrates the fenestration design. (CS1.B, CS2.D.5, DC2.A, DC2.C.3)
 - ii. The Board loved the design concept, "Harmony of Opposites", which was described by the applicant as *"the strong chemistry between the dark, bold, strong, street edge of Bridge Way to the bright, light, softened street edge of Woodland Park that captures and moves the viewers' eye down the street welcoming them into the neighborhood."* Overall, the Board felt that the presented design was in keeping with that theme. However, the Board did have some concern with the characterization of Bridge Way North and detailed discussion concerning this topic is found in item #2.
 - iii. The Board acknowledged that this corner site has possible attributes of being a gateway site which led to a focused discussion concerning the west corner point massing. The Board noted that the west corner massing appeared unresolved and commented that it needs further study as it moves forward in development. (CS2.B, CS2.C.1)
 - b. The Board was very supportive of the materiality and colors that were presented at the EDG meeting. At the Recommendation meeting, the Board expects to review a physical colors and materials board that incorporates usage of durable materials and colors that are applied in a purposeful and attractive manner. (DC2.B, DC4.A)
 - c. Conceptual residential and commercial lighting and signage designs proposed for the building's street facing and surrounding façades should be presented at the Recommendation meeting. (DC4.B, DC4.C)
 - d. The Board complimented the applicant for presenting an interesting design concept.

- 2. Bridge Way North Frontage & Streetscape:** The building design should incorporate features that encourage human interaction and activity at the street-level with clear connections to building entries and edges that enhance the development and reinforce the spatial characteristics of Bridge Way North.
 - a. At the EDG meeting, the applicant explained that the building façade abutting Bridge Way North was designed to be perceived by motorists traveling along this frequently traveled connection between Aurora Avenue North and Stone Way North. The Board stated that there is also an existing pedestrian presence along Bridge Way North that should also be acknowledged in the proposal design. Therefore, at the Recommendation meeting, the Board expects to review a design that includes more transparency applied to the upper floors in order to minimize the expansive amount of blank wall on the upper levels. (DC2.B)
 - b. The Board recognized that the configuration of the “live” and “work” of the live-work units adds to the viability of the development. Once the Board understood the arrangement of the proposed live-work units, the Board commented that the west corner live-work unit abutting Bridge Way North maybe more successful as a singular commercial use and encouraged the applicant to explore a commercial use for this space. The Board requested that feedback regarding this concern, as well as, detailed floor layout plans for all of the proposed live-work units, in addition to the residential units be presented at the Recommendation meeting. (PL3.B)
 - c. At the Recommendation meeting, the Board expects to review an ensemble of elements (doors, canopies, hardscape, landscaping, glazing, etc.) that encourage interest at the street-level and clarify building entries/edges. (PL3.A, DC2.C, DC4.D)

- 3. Woodland Park Avenue North & Streetscape:** The building design should incorporate features that encourage human interaction and activity at the street-level with clear connections to building entries and edges that enhance the development and reinforce the spatial characteristics of Woodland Park Avenue North.
 - a. The Board was impressed with the building and streetscape design presented along Woodland Park Avenue North and appreciated the direction in which the design is headed. At the Recommendation meeting, the Board expects to review an ensemble of elements (doors, waste storage entrance/staging, balconies, structural overhangs, hardscape, landscaping, screening, glazing, etc.) that encourage interest at the street-level and clarify building entries/edges. (PL3.A, DC1.C.4, DC2.C, DC4.D)

- 4. Residential Open Spaces.**
 - a. At the Recommendation meeting, the Board stated that they expect to see elements (outdoor furniture, landscaping, lighting, etc.) included in the landscape design that activate the proposed residential upper-level exterior open space and are oriented to provide potential east-facing downtown/Mount Rainier views for the residential tenants. The Board cautioned against the placement of landscaping/planters along the perimeter of the rooftop deck that could potential obstruct views, cause structural concerns and undermine the clarity of the step-down parapet design. (DC2.C, DC3.B.4, DC4.D)

RECOMMENDATION April 11, 2016

1. Design Concept and Massing.

- a. The Board reviewed the final building design and was very impressed with the refinement of the preferred design scheme (Option 3). The Board agreed that past concerns regarding site planning, architectural context and massing had been clearly resolved in the final design. (CS1.B, CS2.B, CS2.C.1, CS2.D.5, DC2.A, DC2.C.3)
- b. The Board reviewed the proposed material/color palette identified in the design packet and on the physical material/color samples board. The Board appreciated the applicant's use of fenestration, articulation, design elements (sliding screens, signage, lighting, etc.) and quality materials to create a visually compelling architectural expression for the commercial/residential design. The Board asked about the usage of specified material ("Swisspearl") throughout the project and confirmed that the design team was considering another possible material ("Hardie) be incorporated into the design due to budget. The Board was receptive to the usage of a different material applied to the building's less prominent south-facing angled facades. However, the Board emphasized the importance of maintaining high quality materiality at the street-facing facades and upper-level roof deck that are visually prominent. Therefore, the Board recommended a condition that the materiality presented to the Board at the Recommendation meeting be maintained at the visually prominent street-facing facades and upper-level roof deck framing. (CS2.A, CS2.C.1, DC4.A)
- c. The Board commented that the signage and lighting concept design as illustrated in the Recommendation design packet were very "interesting" and complementary to the project concept. (DC4.B, DC4.C)
- d. The Board was pleased with the design team's decision to establish commercial uses (office, café) that would better active the street-level façades. (DC2.A, DC2.B.2)

2. Bridge Way North Frontage & Streetscape.

- a. The Board appreciated the manner in which the glazing for the two ground-level commercial spaces abutting Bridge Way North wrapped the building's corners. However, during the Recommendation meeting, the Board recognized that the fenestration applied to the southwest corner (pg. 27) may need to be revised/removed to meet protected egress requirements per the Building code. The Board advised the applicant to clarify exiting requirements pertaining to this development with the SDCI Building code staff. The Board also recommended a condition that, if wrapping the glazing at the building's southwest corner base becomes problematic in meeting Building code requirements, installation of a solid durable and attractive material would acceptable as long as it maintained the integrity of the design. Utilization of concrete material applied in a method similar to the concrete patterning at the building's northeast corner's base was noted as an acceptable technique to address this potential blank wall condition. (DC2.B, DC2.C, DC2.D, DC4.A)
- b. The Board reviewed the combined exterior stair/bike ramp (runnel) access via the Bridge Way North frontage to the enclosed ground-level bike storage room (pg. 19) and questioned if the distance between the bike runnel and potential stair hand

railing supports would allow for adequate clearance for a bicycle and it's user to traverse up and down the stairway. The Board advised that further investigation concerning this topic was necessary and encouraged the applicant to contact the Seattle Department of Transportation (SDOT) for design input. (PL4.B)

- c. The Board was very pleased with the design evolution of the building façade abutting Bridge Way North and felt the increased fenestration applied to the upper-levels of this façade was successful and in accordance with with the overall architectural concept. (DC2.B)

3. Woodland Park Avenue North & Streetscape.

- a. The Board reviewed the angled building façade extensions and noted that these corners are expressed as bay windows and add rhythm to this Woodland Park Avenue North façade. (DC2.B.1, DC2.C.1)

4. Residential Open Spaces.

- a. The Board reviewed the residential amenity spaces and appreciated the combined enclosed/unenclosed landscaped roof deck design. (DC2.C, DC3.B.2, DC3.B.4, DC4.D)

DESIGN REVIEW GUIDELINES

The priority Citywide guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-B Residential Edges

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DEVELOPMENT STANDARD DEPARTURES

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the Recommendation, the following departures were requested:

1. **Structure Floor-To-Floor Height (SMC 23.47A.012.A.1):** The Code states the height of a structure may exceed the specified zone limit by up to 4’ provided that the following conditions are met:
 - a. Either;
 - i. A floor-to-floor height of 13’ or more is provided for nonresidential uses at street level; or

- ii. A residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4' above sidewalk grade; and
- b. The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

Due to the site's topography and triangular shape, the applicant requests to reduce the floor-to-floor height of the commercial tenant spaces abutting both streets (Bridge Way North and Woodland Park Avenue North) to a minimum of 8' and to a maximum of 12' with the intent of providing more viable, accessible commercial spaces that could activate this corner lot.

The Board agreed that this departure would result in an overall design that would better meet the intent of Design Guidelines CS1.C, CS2.B, CS2.C.1, DC2.A.1 and DC2.E by allowing ground-level commercial use to be accommodated at the ground-level street-facing facades of this atypical configured building. The Board noted that the strong and attractive building design intent will aid in creating viable usable spaces. The Board was receptive to the proposed uses/ground-floor layout as presented at the Recommendation meeting and was supportive of the applicant's response to their guidance.

The Board unanimously recommended that SDCI grant the requested departure.

2. **Street Level Non-Residential Depth Development Standards (SMC 23.47A.008.B.3):** The Code states that street-level non-residential uses shall extend an average depth of at least 30' and a minimum depth of 15' from the street-level street-facing façade. The applicant proposes that each of the structure's ground-level commercial spaces facing both streets (Bridge Way North and Woodland Park Avenue North) have an average depth less than 30' and a minimum depth less than 15' (Bridge: 15' avg./0' min. and Woodland Park: 19' avg./0' min.). The applicant explained that the proposal site's topography, triangular shape greatly limits the depth in which could be achieved on a typical rectangular-shaped property.

This departure would result in an overall design that would better meet the intent of Design Review Guidelines CS1.C, CS2.B.1, CS2.C.1, DC2.A.1 and DC2.E. The Board discussed the various techniques of quantifying this requirement and recognized that due to the site's triangular shape, small size and existing sloping topography, compliance with this code requirement would alter the building's architectural features that the Board was highly in favor of. The Board agreed that the configuration of the commercial spaces meets the City's intent of creating spaces that are commercially viable and flexible to meet evolving needs in the neighborhood.

The Board unanimously recommended that SDCI grant the requested departure.

3. **Street-Level Transparency Development Standards (SMC 23.47A.008.B.2):** The Code explains that for non-residential street-level transparency standards:
- a. 60% of the street-facing façade between 2' and 8' above the sidewalk shall be transparent.
 - b. Transparent areas of facades shall be designed and maintained to provide views into and out of the structure. Except for institutional uses, no permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade. The installation of temporary signs or displays that completely block views may be allowed if such temporary sign complies with subsection 23.55.012.B.

The applicant requests a reduction in the percentage of transparency required for the commercial spaces abutting both streets (50% along Bridge Way North and 52% Woodland Park North) and at the structure's northwest corner (8%). The applicant explained that due to the site's topography and triangular shape, as well as, the intent to provide two-way mirror glass storefronts for the commercial spaces along Woodland Park North, meeting the transparency requirement would negatively affect the overall design concept.

The Board reviewed this departure in detail and agreed that this departure would result in an overall design that would better meet the intent of Design Guidelines CS1.C, DC2.B, DC2.C and DC2.D. The Board was very supportive of the resolution of the structure's street-facing facades and the rhythm of the fenestration.

The Board initially questioned the effects of the minimized transparency for the commercial spaces along Woodland Park North in association with the installation of a two-way mirror storefront. Ultimately, the Board felt that this unique storefront glazing would not detract from the future commercial use planned for those spaces (office). The Board also agreed that siting the glazing to surrounding planters was a creative addition to the design and supported the design intent to enlarge the image of the landscaping. Therefore, the Board unanimously recommended that SDCI grant the requested departure, subject to the following condition:

In order to achieve a street-level design that is attractive, creative and cohesive with the building architecture, reduced transparency should be allowed along all street-facing facades and, as presented at the Recommendation meeting, the future ground-level two-way mirror glass storefront provided for the non-residential uses should be designed with the intent to visually enhance the ground-level landscaping and be architecturally cohesive with the design intent.

RECOMMENDATIONS

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Monday, April 11, 2016, and the materials shown and verbally described by the applicant at the Monday, April 11, 2016 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. The high quality materiality presented to the Board at the Recommendation meeting (pages 26-30) should be maintained at the visually prominent street-facing facades and upper-level roof deck framing. (CS2.A, CS2.C.1, DC4.A)
2. Installation of a solid durable and attractive material in place of the fenestration applied to the building's southwest corner shall be acceptable if necessary to meet protected egress requirements per the Building code as long as it maintains the integrity of the design. Utilization of concrete material applied in a method similar to the concrete patterning at the building's northeast corner's base was noted as an acceptable technique to address this potential blank wall condition. (DC2.B, DC2.C, DC2.D, DC4.A)
3. In order to achieve a street-level design that is attractive, creative and cohesive with the building architecture, reduced transparency should be allowed along all street-facing facades: and, as presented at the Recommendation meeting, the future ground-level two-way mirror glass storefront provided for the non-residential uses should be designed with the intent to visually enhance the ground-level landscaping and be architecturally cohesive with the design intent. (CS1.C, DC2.B, DC2.C and DC2.D)